







Tang Hall Lane, York, YO31 1SJ

- NO ONWARD CHAIN
- GENEROUS GARDEN
- COUNCIL TAX BAND C
- DRIVEWAY AND GARAGE
- APPROXIMATELY A MILE FROM CITY WALLS
- EPC RATING C

HUNTERS®
HERE TO GET *you* THERE

By Auction £175,000

Tang Hall Lane, York, YO31 1SJ

DESCRIPTION

*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION * GUIDE PRICE £175,000 * BIDDING CLOSES 11 NOVEMBER 3PM * RESERVATION FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT HUNTERS.COM/AUCTIONS
A three bedroom semi detached home with a generous garden approximately a mile from York's historic city walls.
Upon entering the property you have an entrance hall with stairs leading to the first floor. the first reception room is found to the front of the property with a bay window filling the room with natural light.
The kitchen features a range of base and wall units as well as space and plumbing for free standing appliances and the gas boiler.
The ground floor is completed by the second reception room to the rear.
To the first floor you have three bedrooms and the shower room with sink, W.C and shower cubicle.
Externally the property has a driveway providing off street parking and leading to the side where you have a detached garage and then rear garden.
This property is in need of some modernisation and offers the opportunity for somebody to create their ideal family home.
Offered for sale with no onward chain viewing of this property is highly recommended to truly appreciate all it has to offer.












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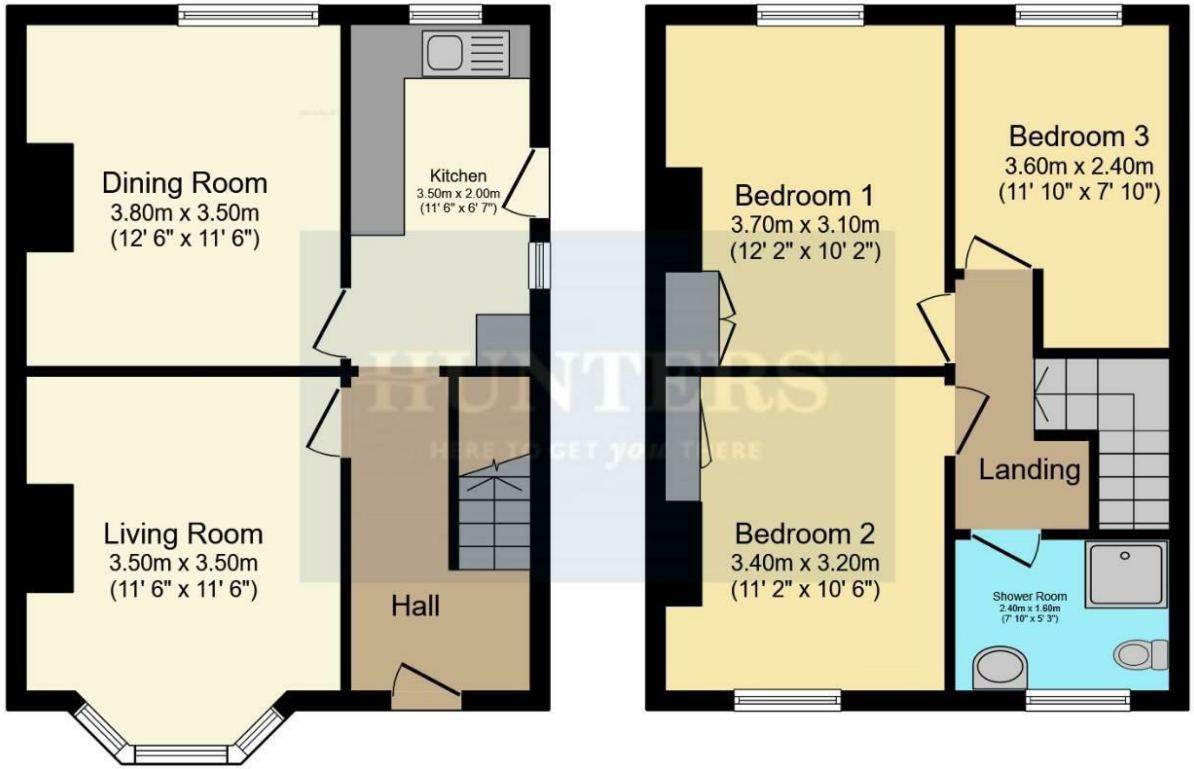
FOR SALE



Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

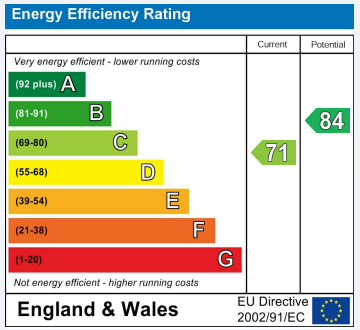
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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